

ORDINANCE NO. 030424-28

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4300-4508 U.S. HIGHWAY 183 SOUTH AND 4301-4621 NORWOOD LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT FOR TRACTS ONE AND TWO AND GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT FOR TRACT THREE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No.C14-03-0013, on file at the Neighborhood Planning and Zoning Department, as follows:

Tracts One and Two: From single family residence standard lot-neighborhood plan (SF-2-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district.

A 0.56 acre tract of land, more or less, out of the Santiago del Valle Grant, in Travis County, Texas, and

Lots 21-31 and 31a, Blue Bonnet Gardens Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 261, of the Plat Records of Travis County, Texas, and

Tract Three: From single family residence standard lot-neighborhood plan (SF-2-NP) combining district to general commercial services-neighborhood plan (CS-NP) combining district.

Lots 32-43, Blue Bonnet Gardens Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 161, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 4300-4508 U.S. Highway 183 South and 4301-4621 Norwood Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property is subject to Ordinance No. 021010-12c that established the Southeast neighborhood plan combining district.

PART 3. The Property identified as Tracts One and Two within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of Tracts One and Two:

Agricultural sales and services

Construction sales and services

Equipment repair services

Kennels

Vehicle storage

Transportation terminal

Duplex residential

Single family attached residential

Townhouse residential

Building maintenance services

Drop-off recycling collection facility

Equipment sales

Laundry services

Limited warehousing and distribution

Bed and breakfast residential (Groups I & II)

Multifamily residential

Small lot single family residential

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on May 5, 2003.


PASSED AND APPROVED

_____, April 24, 2003

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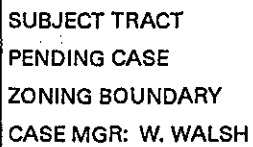

Gustavo L. Garcia *Mayor Pro Tem*
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



CASE #: C14-03-0013

DATE: 03-04

INTLS: SM

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